

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 9:54 A.M.

PRESENT: CHAIRMAN GOODMAN (excused for the remainder of the meeting at 10:18 a.m.) and MEMBERS REESE, BROWN, WEEKLY (excused for the remainder of the meeting at 10:19 a.m.), MACK, MONCRIEF, and WOLFSON

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(9:54)

1-1706

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 1, 2004

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(9:54)

1-1714

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICES AGREEMENT WITH WESTAR ARCHITECTS, INC. FOR THE DESIGN SERVICES OF FIFTH STREET SCHOOL RENOVATION - PHASE I, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$270,903 - REDEVELOPMENT AGENCY SPECIAL PROJECTS FUND) - WARD 1 (MONCRIEF)

Fiscal Impact:

<input type="checkbox"/> No Impact	Amount:	\$270,903.00
<input checked="" type="checkbox"/> Budget Funds Available	Dept./Division:	OBD/RDA
<input type="checkbox"/> Augmentation Required	Funding Source:	RDA Special Projects Fund

PURPOSE/BACKGROUND:

The Historic Fifth Street School will be renovated for future retail use. Phase I of this renovation is to provide demolition to grey shell space for future tenant improvements for three of the existing structures including removal of the second floor of the old gymnasium. Westar Architects and their subconsultants will provide complete design services and historic research for Phase I of this project.

RECOMMENDATION:

Approve the negotiated Professional Service Agreement with Westar Architects, Inc. for the design services of Fifth Street School Renovation - Phase I in the amount of \$270,903 and approve an Additional Services contingency reserve of \$95,000.

BACKUP DOCUMENTATION:

Professional Services Agreement

MOTION:

REESE - ACCEPTED the report, thereby APPROVING the Agreement - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, said that funding for the design services would come from the Redevelopment Agency. It includes research due to the historic value of the property.

MAYOR GOODMAN encouraged people to look at the building because it is one of the most historical buildings. He hopes this project moves quickly. The project will become a vital centerpiece to the area where people can gather and share knowledge.

(9:54 - 9:57)

1-1725

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PLAN, REDEVELOPMENT AREA, PROPOSED REDEVELOPMENT EXPANSION AREA, ADOPTION PROCESS AND OTHER RELATED MATTERS PERTAINING THERETO - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency Plan history of adoption and expansion; reasons for current proposed expansion; discussion of the proposed expansion area; actions, community meetings and public hearings to date; the proposed forthcoming adoption process, and; other related matters pertaining thereto.

RECOMMENDATION:

Accept report and direct staff accordingly.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of PowerPoint

MOTION:

REESE - ACCEPTED the report - UNANIMOUS with WEEKLY and GOODMAN excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, gave a PowerPoint presentation, a copy of which is made a part of the final minutes, to update the Agency members on the status of the redevelopment expansion area plan.

MAYOR GOODMAN interjected that he thought this matter was going to be held in abeyance. COUNCILMAN WEEKLY agreed, stating that he thought it would be held because of the concerns expressed by the residents at the meeting held in West Las Vegas. MR. ADAMS asserted that this matter simply involves an update for the Agency Members to understand where staff is in the process. He noted that he ultimately would recommend that final adoption of the expansion plan be delayed because the whole process is moving too fast, and some residents have raised a number of issues. COUNCILMAN WEEKLY added that his constituents in Area Two of the proposed expansion plan do not want to be included.

MR. ADAMS proceeded with his presentation and went over the areas where the residents have embraced being included in the proposed redevelopment expansion area plan, as well as the areas where the residents are opposed, as depicted on the Proposed 2004 Areas slide. He assured the members that more meetings would be held with those residents of the areas in opposition or with concerns to clarify matters and assuage their concerns.

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

MINUTES - Continued:

MAYOR GOODMAN questioned the philosophy on the land-use policy, because, in his opinion, the Expansion Plan looks gerrymandered and non-consistent. MR. ADAMS explained that any area being considered for inclusion must meet the requirements, and the property owners must embrace it. The Mayor then asked if there is a policy for opting out. MR. ADAMS replied that those property owners would be excluded, provided his/her exclusion would not harm the inclusion of any other property owners. He recommended moving forward on the majority interest. With regard to some of the residents in West Las Vegas, they clearly do not want to be part of the Plan, and he recommended they be dropped from the plan.

COUNCILMAN WEEKLY clarified that the area in West Las Vegas MR. ADAMS referred to is along Rancho Road and Alta Drive, whose residents expressed a lot of opposition at the recently held neighborhood meetings, because they are dealing with a possible high-rise building in their neighborhood. They also do not understand the benefits of being included in the Expansion Plan, because no one has taken the time to explain, and they are afraid of the City using eminent domain. He stressed that staff needs to take as much time as it takes to explain the process clearly to them. Anything less would be disrespectful.

COUNCILMAN WOLFSON asked what the RDA does to advertise the existence of the Redevelopment Agency and the potential benefits if the qualifications are met. MR. ADAMS replied that staff drove through the neighborhoods to brief people about the tools that are available. A lot of local and national advertising is also done. Staff also attends a lot of trade shows.

COUNCILMAN WOLFSON asked if staff has ever put out an informative flyer to the locals. MR. ADAMS indicated that flyers have been sent out in the past, and staff is currently looking into putting an insert in major local business journals.

NOTE: COUNCILMAN MACK emphasized that he would like any future informational flyers to be put in simple terms for everyone to clearly understand the process.

NOTE: COUNCILMAN REESE directed MR. ADAMS to meet with him regarding the St. Louis area.

(9:57 - 10:21)

1-1830

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 17, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

PATRICIA MARTINELLI-PRICE said it is imperative the Council do something to help the situation on Wilson Street. Several non-profit entities in the vicinity were given notice to clean the area. Everyone needs to sit together and resolve this problem with the respect and dignity it deserves. Most of the people in this community are two paychecks away from being homeless. It is important to come together and do the right thing for the homeless, who are from all walks of life.

LUCY LONG commented that she was two years away from collecting Social Security, but she is also a resident of Shade Tree. She indicated that there is a system in which everybody that goes into Shade Tree, the Salvation Army, or the Rescue Mission is automatically checked off and recommended for psychiatric treatment, to apply for SS or disability. But many of these people would prefer to work. She suggested putting together a roster of the companies that are interested in getting the indigent out of the gutter.

She then brought up an issue with the Mormon Faith, the faith in which she was baptized. She went to her bishop because her working hours were cut two days before getting an apartment, which caused her a nervous breakdown. She was dismissed without any discussion, and her bishop could not be reached. She opined that there are larger problems with Deseret Industries that should be addressed. The bishop oversees the entire ward and ignores the people.

(10:21 - 10:27)

1-2920

THE MEETING ADJOURNED AT 10:27 A.M.

Respectfully submitted:

Gabriela S. Portillo-Brenner, Deputy City Clerk
January 24, 2005

Barbara Jo Ronemus, Secretary